

004.0

Map

0004

Block

0013.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 910,800 /

USE VALUE: 910,800 /

ASSESSed: 910,800 /

Total Card /

Total Parcel

910,800

910,800

910,800

PROPERTY LOCATION

No

Alt No

Direction/Street/City

95

VARNUM ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: TAMANAKIS RHEA A &

Owner 2: GAVRIEL MATTHEW G

Owner 3:

Street 1: 93 VARNUM STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry:

Own Occ: Y

Postal: 02474

Type:

PREVIOUS OWNER

Owner 1: ALLEN MARGARET/ESTATE -

Owner 2: -

Street 1: 95 VARNUM STREET

Twn/City: ARLINGTON

St/Prov: MA

Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 5,086 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Wood Shingle Exterior and 2630 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code

Descrip/No

Amount

Com. Int

PROPERTY FACTORS

Item

Code

Description

%

Item

Code

Description

Z

R2

TWO FAMIL

100

water

o

Sewer

n

Electri

Census:

Exmpt

Flood Haz:

D

Topo

1

Level

s

Street

t

Gas:

LAND SECTION (First 7 lines only)

Use Code

Description

LUC Fact

No of Units

Depth / PriceUnits

Unit Type

Land Type

LT Factor

Base Value

Unit Price

Adj

Neigh

Neigh Infl

Neigh Mod

Infl 1

%

Infl 2

%

Infl 3

%

Appraised Value

Alt Class

%

Spec Land

J Code

Fact

Use Value

Notes

104

Two Family

5086

Sq. Ft.

Site

0

80.

1.13

1

458,066

458,100

2021

IN PROCESS APPRAISAL SUMMARY

Use Code

Land Size

Building Value

Yard Items

Land Value

Total Value

104

5086.000

452,700

458,100

910,800

Total Card

0.117

452,700

458,100

910,800

Total Parcel

0.117

452,700

458,100

910,800

Source: Market Adj Cost

Total Value per SQ unit /Card: 346.31

/Parcel: 346.3

Legal Description

User Acct

4159

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Parcel ID

004.0-0004-0013.0

PREVIOUS ASSESSMENT

Tax Yr

Use

Cat

Bldg Value

Yrd Items

Land Size

Land Value

Total Value

Asses'd Value

Notes

Date

2020

104

FV

452,800

0

5,086.

458,100

910,900

910,900

Year End Roll

12/18/2019

2019

104

FV

348,600

0

5,086.

486,700

835,300

835,300

Year End Roll

1/3/2019

2018

104

FV

348,600

0

5,086.

355,000

703,600

703,600

Year End Roll

12/20/2017

2017

104

FV

303,600

0

5,086.

309,200

612,800

612,800

Year End Roll

1/3/2017

2016

104

FV

303,600

0

5,086.

263,400

567,000

567,000

Year End

1/4/2016

2015

104

FV

270,200

0

5,086.

257,700

527,900

527,900

Year End Roll

12/11/2014

2014

104

FV

270,200

0

5,086.

211,900

482,100

482,100

Year End Roll

12/16/2013

2013

104

FV

281,200

0

5,086.

201,500

482,700

482,700

12/13/2012

SALES INFORMATION

Grantor

Legal Ref

Type

Date

Sale Code

Sale Price

V

Tst

Verif

Notes

ALLEN MARGARET/

61699-69

4/29/2013

548,000

No

No

7275-523

1/1/1901

Family

No

No

N

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date

Number

Descrip

Amount

C/O

Last Visit

Fed Code

F. Descrip

Comment

ACTIVITY INFORMATION

Date

Result

By

Name

8/26/2017

MEAS&NOTICE

HS

Hanne S

1/31/2009

Meas/Inspect

372

PATRIOT

9/20/1999

Meas/Inspect

263

PATRIOT

8/28/1993

KT

Sign:

VERIFICATION OF VISIT NOT DATA

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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

**AssessPro** Patriot Properties, Inc